

**Town of Randolph, Massachusetts**

**CDR** | **MAGUIRE**

**New Public Safety Building  
Feasibility Study and Site Selection**



**Presentation to:**

**Randolph Town Council**

**June 24, 2013**





## Project Approach

### Building Program

Police Chief  
Police Union  
Fire Chief  
Firefighter's Union

### Site Assessment

Short list of 4 sites

### Project Budget

Construction costs  
Soft costs  
Acquisition costs  
Site costs



## Building Program

Police Headquarters:	20,900 SF
Fire Headquarters:	20,400 SF
Common Space /Efficiency:	(6,800) SF
Total Building:	34,500 SF
Building Footprint:	18,800 SF
Substation:	9,000 SF

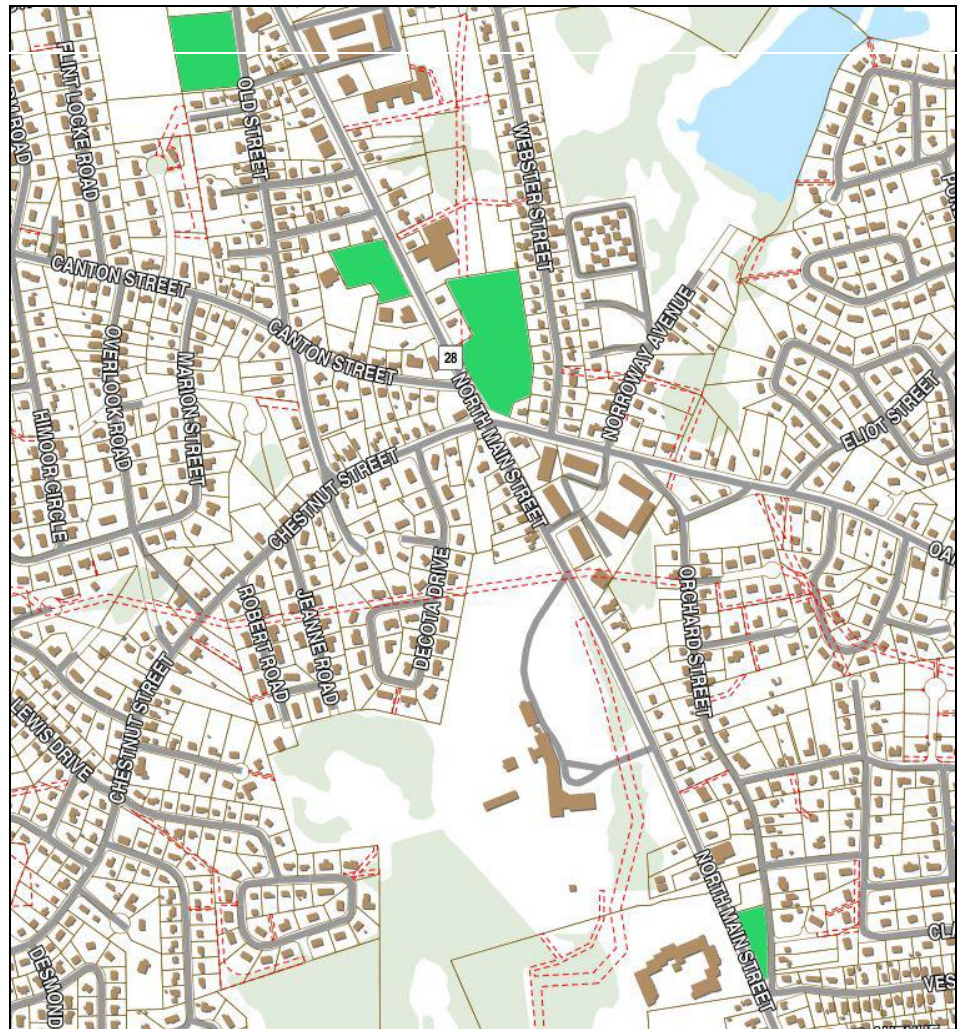


## Site Analysis

1. Devine School
2. IHOP/Fire Station No. 2
3. Temple Beth Am
4. Stewie's Oil

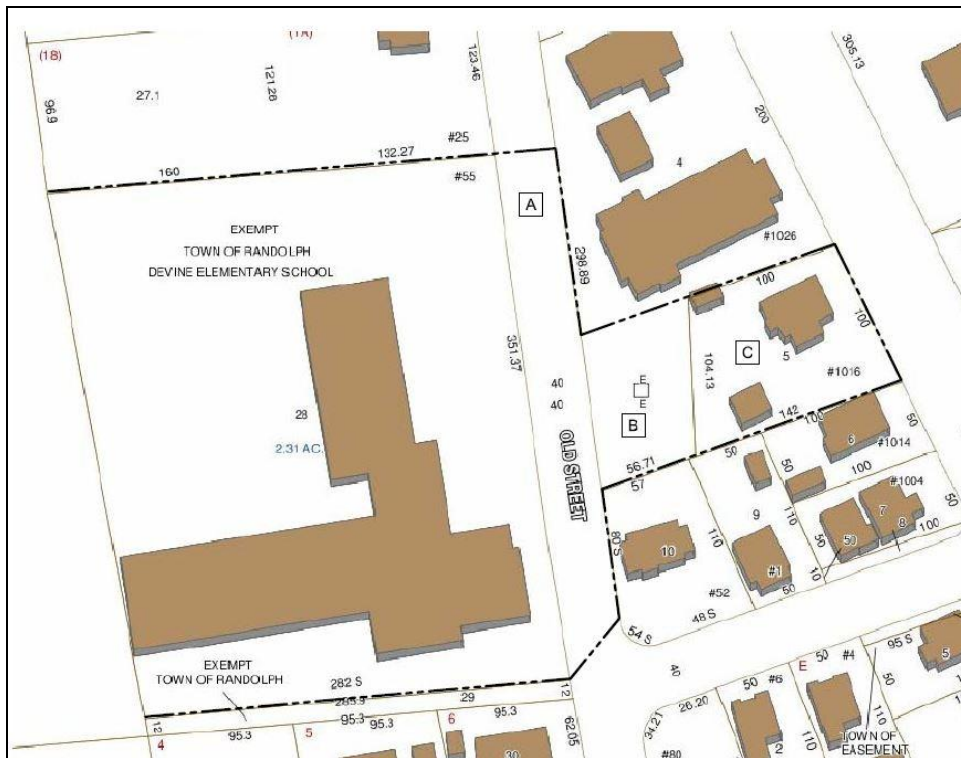
### Analysis Criteria

- Parcel Size
- Location
- Availability
- Cost





# Devine School





## Devine School



### Advantages

- Property is Town owned.
- Site is large enough for facility.

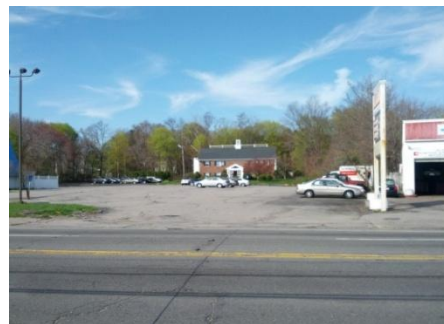
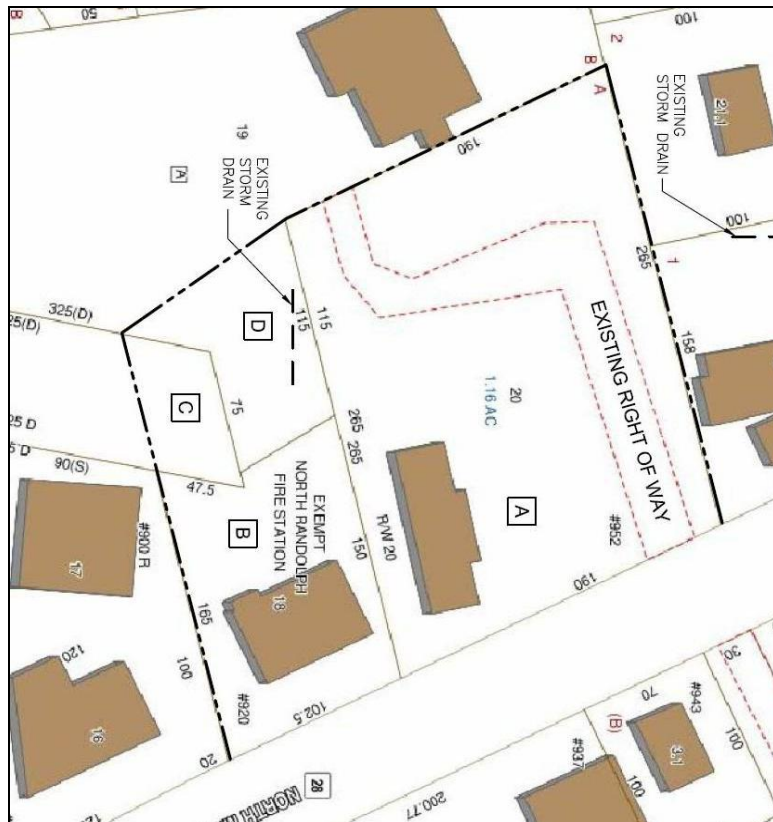
### Disadvantages

- No direct access to N. Main St.
- Additional property required.
- Portion of Old Street needed.
- Retaining wall needed in rear.

Total Project Cost: \$16.5 Million

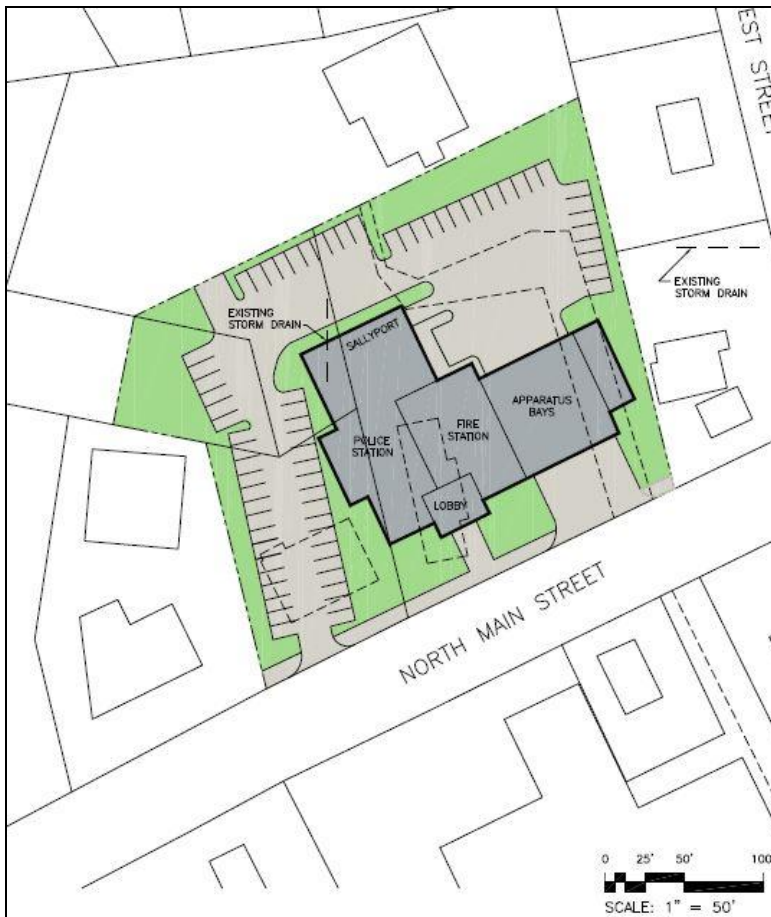


## IHOP/Fire Station No. 2





## IHOP/ Fire Station No. 2



### Advantages

- Current location of Station No. 2.
- IHOP Site is for sale, affordable cost.
- Site is large enough for facility.
- Existing Station No. 2 operational during construction.
- Minimal impact on neighborhood.

### Disadvantages

- Two additional properties needed in rear.
- Multiple easements on property.
- Existing right-of-way.
- Potential environmental issues.
- Loss of tax revenue.

Total Project Cost: \$15.8 Million



## IHOP /Fire Station No. 2 – Option B



### Advantages

- No direct impact on open storm drains.
- Building is beyond 50' buffer.  
(Survey required to verify distance.)
- Less impact on existing office building.

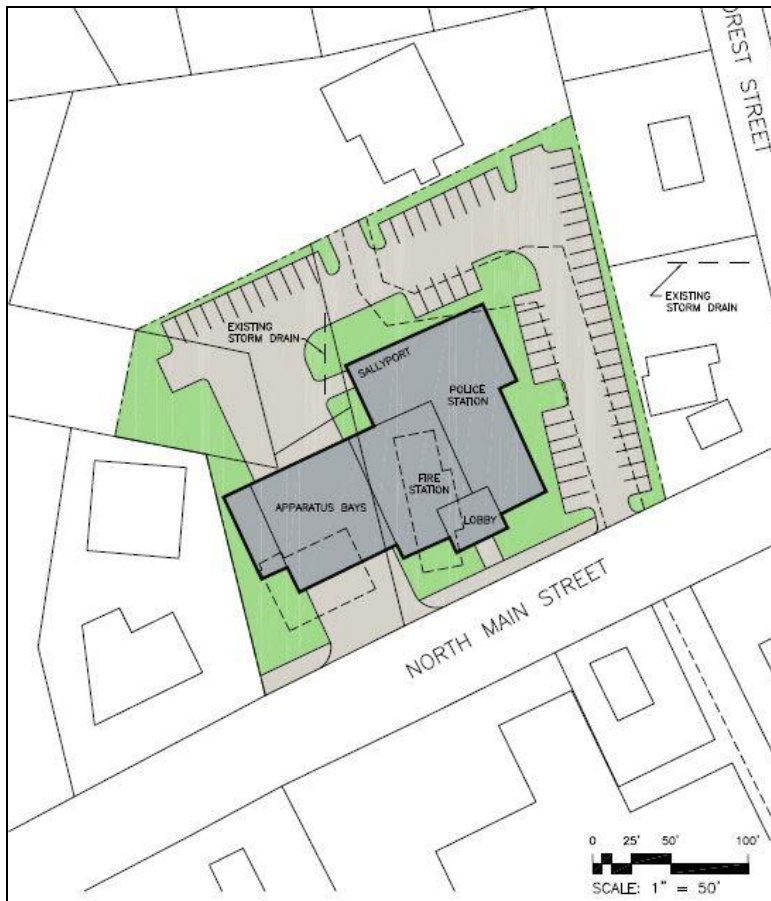
### Disadvantages

- Construction phasing required.
- Potential temporary relocation of Station No. 2.
- Less on-site parking available.

Total Project Cost: \$16.7 Million



## IHOP /Fire Station No. 2 – Option C



### Advantages

- Existing right-of-way remains in place.

### Disadvantages

- Construction phasing required.
- Potential temporary relocation of Station No. 2.

Total Project Cost: \$16.7 Million.



## IHOP /Fire Station No. 2 – Option D



### Advantages

- No impact on open storm drains.
- Building is outside 100' buffer.  
(Survey required to verify distance.)
- No construction phasing required.
- Station No. 2 remains operational.
- Reduced project cost.
- Potential sale of Station No. 2 property.
- Ladder & ambulance coverage for North Randolph.

### Disadvantages

- Renovation of existing Police Station.

Total Project Cost: \$4.2 Million.

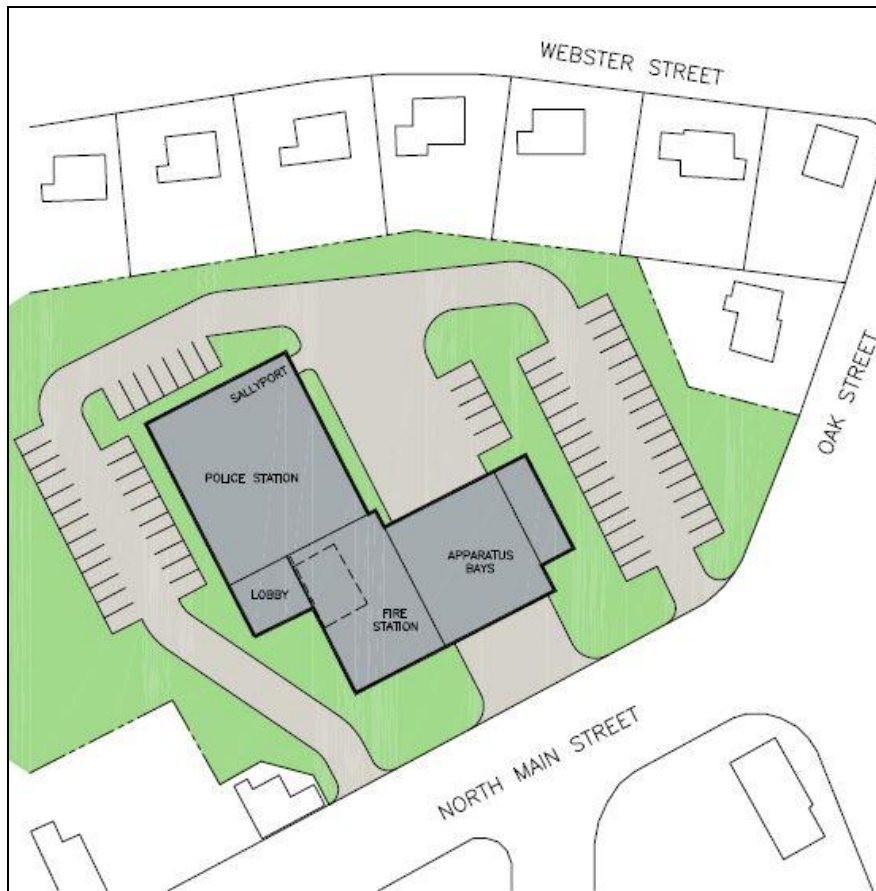


## Temple Beth Am





## Temple Beth Am



### Advantages

- Property is potentially for sale.
- Property is large enough for facility.
- Site is close to existing Station No. 2.
- Entire site is not needed.
- Potential resale of unused portion.

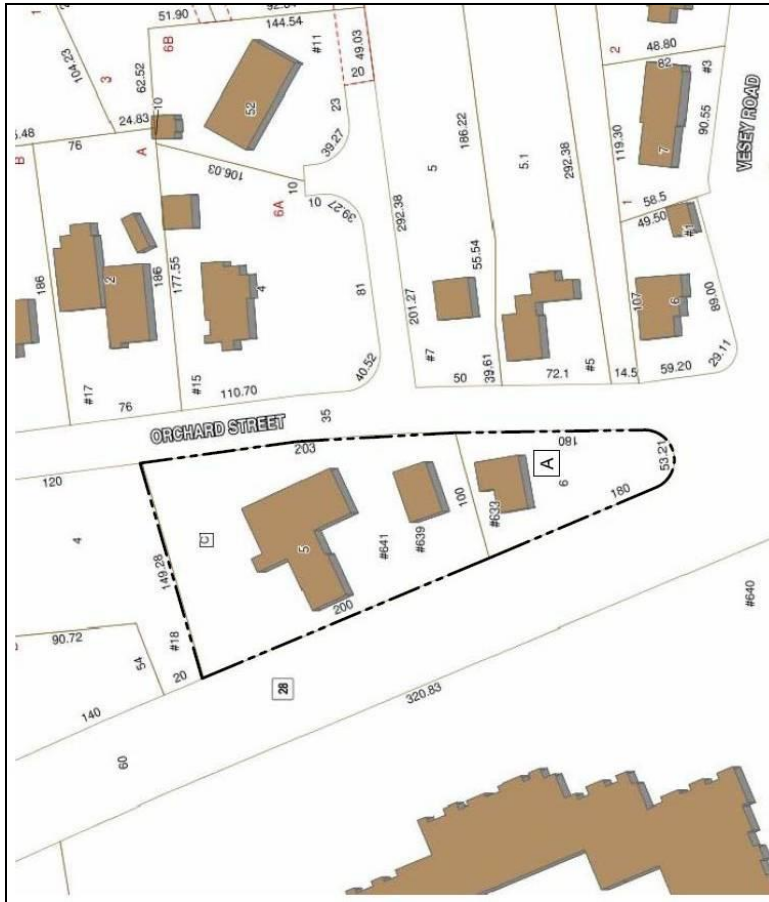
### Disadvantages

- Assessed value is \$2.5 million.
- Property value is with existing building.
- Demolition cost of existing building.
- Dangerous intersection for exiting.
- Potential to zone for business and generate tax revenue.

Total Project Cost: \$18.2 Million.

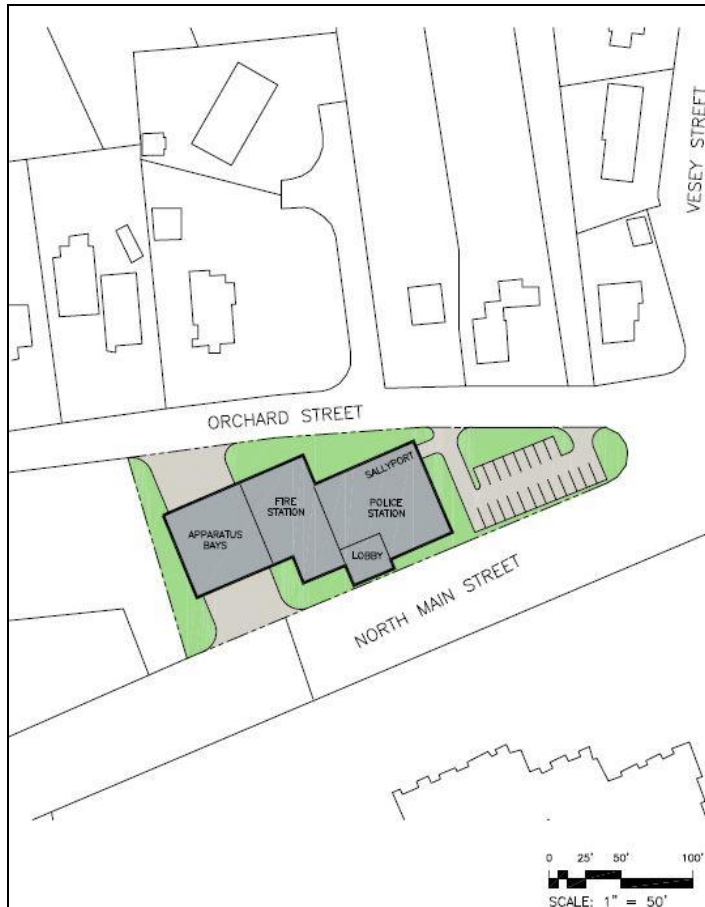


## Stewie's Oil





## Stewie's Oil



### Advantages

- Positive impact on existing neighborhood.

### Disadvantages

- Site is too small for facility.
- On-site parking would be limited.
- Impact on fire department response time.
- Potential site clean-up costs.
- Loss of tax revenue.

Total Project Cost: \$16.4 Million.



## Project Budget Summary

	<u>Devine</u>	<u>IHOP</u>	<u>Temple</u>	<u>Stewie's</u>	<u>IHOP-D</u>
Construction	\$12.9M	\$12.3M	\$12.4M	\$12.5M	\$3.1M
Soft Costs	\$3.4M	\$3.1M	\$3.3M	\$3.2M	\$826K
Acquisition	\$250K	\$384K	\$2.5M	\$689K	\$284K
Total Project	\$16.5M	\$15.8M	\$18.2M	\$16.4M	\$4.2M



Thank You

Questions?